



Town of Groton - Public Works

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Meeting Minutes

Permanent School Building Committee

Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.

Thursday, April 20, 2006

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange, Richard Monteiro, David Russell and John Webster

Members Absent: Robert Morrison

Staff: Rick Norris, Project Manager - School Construction and Colleen Quattromani, Recorder.

Also present: Beverly Washington, Board of Education Liaison.

The meeting was called to order at 7:02 pm.

Mr. LaFrance arrived at 7:15 pm.

2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

None.

3. APPROVAL OF MINUTES

a) April 6, 2006

A motion was made by Vice-Chairman Lange and seconded by Mr. Monteiro to accept the meeting minutes of April 6th with one amendment. The motion carried with four approvals and one abstention by Mr. Webster.

The amendment to the meeting minutes of April 6th is as follows: Final approval for the use of carpeting in the classrooms as an add alternate at the elementary school will be made by the PSBC.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

Mr. Webster told the PSBC that Electric Boat would like to donate furniture for the construction trailers for the Elementary School Building Projects.

(b) Department of Public Works Staff

Mr. Norris distributed a copy of his memo to the Town Manager for the Town Council regarding temporary parking on the Merritt property during construction at Fitch High School. So far Mr. Norris hasn't received any questions on the information which included a site plan and schedule of construction. Mr. Norris and Mr. Greenleaf have met with the principal of the school to discuss parking and traffic flow during the project.

URS has completed the hazardous materials inspection of Fitch High School and we are awaiting a few test results. Their final report will be forwarded to Gilbane. Mr. Norris toured the facility with URS during the conduct of a Phase I Environmental Site Assessment today. There a few questions that came up during the inspection that require the assistance of Mr. Greenleaf.

Next week Public Works will meet with JCJ Architecture and Gilbane Building Company to

discuss a schedule for public presentations and meetings for the School Building Project. The PSBC will host a presentation for the Town Council, RTM, and Board of Education in June after the bids have come in. A series of neighborhood meetings for the three projects will be held in May, and are tentatively set for May 10th for Northeast Academy Elementary, May 17th for Kolnaski Elementary, and May 24th for Fitch High School.

In an update on Northeast Academy Elementary School, Mr. Norris said he has asked Aquarion for figures they need to provide for the Town's planning effort to address water issues at the school. The Planning Department has asked for the location of the proposed dry hydrant on the site plans. The design can be developed later, so that construction may begin on the building project.

(c) Board of Education Staff

None.

(d) JCJ Architecture

Mr. Smolley, Principal, JCJ Architecture, told the PSBC that his staff had met with the Town's Planning Department to address their technical and other concerns on the site plan approval drawings for the elementary schools and make sure they were taken care of. The Planning Department now has a set on annotated drawings for the elementary schools and JCJ will meet with the Department next week to review the High School. A few changes were made including the reduction in height of the lightpoles at Northeast to below the trees and a redesign of a catch basin at the loading dock. JCJ is working on showing the Planning Department that screening for the rooftop units on the schools would be redundant because the units are in an enclosed cabinet. The Planning Department will be given site line drawings showing how the units will be seen or not seen from different views.

JCJ met with Mr. Quinn, the Town's Building Inspector to discuss the plan review and ICC's comments on the elementary schools. Mr. Quinn asked JCJ to deal directly with ICC on a few issues. JCJ meets with Mr. Quinn again on the elementary schools on April 25th. ICC's comments on the High School are not yet complete. Mr. Smolley hopes to receive the Fire Code review on April 21st and said the review may duplicate comments from ICC and may therefore already be addressed.

Chairman DeMatto asked about security measures planned for the schools and if they met code requirements. Mr. Smolley said the security designed for the projects exceed any current requirements for such facilities.

Other issues JCJ is working on include taking more borings along the water line and the planned location of some utilities at Northeast Academy. At Kolnaski JCJ is working on the sidewalks for Poquonnock Road and is doing survey work to determine if they are in wetlands. The height of the Kolnaski School was questioned and JCJ has sent a letter explaining how their measurements were taken to Mr. Quinn. The PSBC was told that the Merritt property project could be split off from the High School project as it will not be paid for by State Funds and does not need BSF approval, so that the project can be completed before students return to school in the fall. The STC has asked for a plan map of the entire High School property. Mr. Smolley hopes to have STC approval by May 17th as it is required for BSF approval.

(e) Gilbane Building Company

Mr. Manning, Project Executive, Gilbane Building Co, reviewed the Fitch High School with the PSBC beginning with staffing for the project. Mr. Manning expects to get information on Fitch High school on the 21st and have a draft estimate ready for the Committee next week. JCJ is forwarding more detailed information on the "Main Street" area for Gilbane's estimators to review. In discussing the project schedule, Mr. Manning, reviewed a list of critical items on the preconstruction schedule. At this time the STC is critical and holding up the BSF approval,

putting the start of site work, other than the Merritt property, into the first or second week of July. There is also a list of critical activities required for phasing that must be done this summer. If some of these activities were delayed another month there could be potential issues trying to work around student vacations etc.

Mr. Scalora, Project Manager for the elementary schools, reviewed the Kolnaski and Northeast Academy projects for the PSBC. First he spoke of the progress in setting up the construction offices for the sites and then staffing. Gilbane has met internally and with JCJ to focus on the elementary schools and specifically the Northeast Academy over budget estimate. Gilbane has developed some options to deal with the estimate and not incur any schedule delays. A draft list of alternatives was attached to Gilbane's report for the Committee to review. Chairman DeMatto asked that additional lists be mailed to the PSBC as they are developed so they can be built into the agendas for the PSBC meetings. Mr. Norris and Mr. Smolley explained that these lists need to be ready next week for the bids to go out in May 1st and suggested the PSBC meet next week.

6. UNFINISHED BUSINESS

a) Northeast Academy Elementary School water supply

Mr. Norris discussed in the Public Works Staff communications.

7. NEW BUSINESS

There will be a special meeting of the PSBC on Thursday, April 27th. The meeting will be held at the regular time of 7:00 pm at the Town Hall Annex in Community Room 1. The subject of the meeting will be potential bid package alternatives.

8. OTHER BUSINESS

None.

9. ADJOURNMENT

The meeting adjourned at 9:50 pm.